

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, APRIL 18, 2017

Location: Stratton School

Present: John Cole
Adam Chapdelaine
John Maher
Bill Hayner
Bob Jefferson
Allen Reedy
Ruthy Bennett
Brett Lambert

Guests: Burt Barachowitz, PMA
Brian DeFilippis, PMA
Rob Juusola, NV5
Tim Baker, NV5
Lee Rich, DRA
Phil Conroy (Shawmut)
David Warner, Warner Larson Landscaping Architects
Karen Donato, Principal of Thompson Elementary School
Michael Hanna, Principal of Stratton School

The Committee met at 6:45 PM. at the Stratton School

STRATTON SCHOOL

Lee Rich led the Committee and interested parties on a tour of the building. All members were impressed by the extent of the reconstruction and the progress being made. The meeting reconvened after the tour in the cafeteria, where the meeting was called to order by the Chairman.

Mr. Juusola gave an update on the progress of the work. He presented Change Order #9 in the amount of \$37,284.82. He provided a handout summarizing each of the items included in the change order. Rob also provided a handout showing details of prior change orders. He also provided a Stratton Contingency Log, which shows an Owner's Contingency in the amount of \$1,774,993. There are no funds left in the Construction Contingency. At the Chairman's request Rob was asked to review potential additional charges that might affect the Owner's Contingency.

On a motion by Hayner, seconded by Chapdelaine, CO #9 was unanimously approved.

David Warner of Warner Larson Landscaping Architects discussed the landscaping plans for the site. Once the temporary driveway is removed there will be a restoration of the grass area as

well as the playground area. There also will be a restoration of a portion of the retaining wall on Pheasant Avenue.

On a motion by Chapdelaine, seconded by Hayner, the Committee approved release of \$1,000,000 back to the Capital Planning Committee. Ms. Bennett proposed that the Town retain Iconics to provide fault detection and diagnostics. She provided a handout on this item. On a motion by Lambert, seconded by Hayner, the charge for this service in the amount of \$31,000 was unanimously approved.

GIBBS SCHOOL

Mr. Juusola indicated that bids are being prepared for various stages of the work. A walk-through for subcontractors is being scheduled. He presented various invoices, which were unanimously approved on a motion by Hayner, seconded by Chapdelaine, including:

1. Feingold Alexander for a professional services contract for a LEED energy model in the amount of \$20,020;
2. Horizon Engineering for LEED commissioning services in the amount of \$32,400; and
3. Ben Franklin Printing for printing bid documents up to \$25,000.

These amounts were voted to be put into the budget, but not expended yet.

Mr. Juusola presented a memorandum on proprietary specifications. Ms. Bennett also spoke to these items, which are for security cameras, security access control, and intrusion detection systems. The rationale for making these proprietary additions was that these systems would be consistent throughout the Town.

THOMPSON SCHOOL

Mr. DeFilippis and Mr. Barachowitz updated the Committee on the progress of the work. They provided an OPM status report. There was an extensive discussion on whether the project would be completed by the contract time limitations. The Chairman at the suggestion of Ms. Bennett asked PMA to provide an Optimum Project Schedule to see if any contractor could complete the project by the contract completion date.

Change Order #2 in the amount of \$2,268 was unanimously approved on a motion by Chapdelaine, seconded by Hayner, as well as the following:

1. HMFH for \$16,000;
2. HMFH for \$5,383.10;
3. HMFH for \$16,000; and
4. HMFH for \$1,436.82.
5. PMA in the amount of \$20,290;
6. GTC for general contracting services in the amount of \$243,989 (previously approved);
7. Briggs for testing services in the amount of \$602; and
8. WSP commissioning services in the amount of \$500.

DPW YARD

Ms. Bennett reported that there were seven applicants for the Project Manager's position. Interviews are up-coming.

COMMUNITY SAFETY BUILDING

The final Pay Requisition being #16 in the amount of \$68,930 was unanimously approved on a motion by Lambert, seconded by Maher, as was an invoice from WSP for \$2,300.

REPORT TO TOWN MEETING

The Chairman presented a draft outline for a report from the Committee to Town Meeting. On a motion by Maher, seconded by Hayner, the outline was unanimously approved.

HOUSEKEEPING

On a motion by Hayner, seconded by Jefferson, the minutes for the April 4th meeting were unanimously approved with Maher and Lambert abstaining due to their absence at said meeting.

Whereupon at 9:16 PM a motion was made by Maher, seconded by Jefferson, to adjourn and it was unanimously approved.

Respectfully submitted,

John F. Maher, Clerk Pro Tem